

2011 Property Tax Report

Elkhart County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Elkhart County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Elkhart County

The average homeowner saw a 3.5% tax bill decrease from 2010 to 2011.

Homestead taxes in 2011 were 28.3% lower than they were in 2007, before the property tax reforms.

93.0% of homeowners saw lower tax bills in 2011 than in 2007.

49.8% of homeowners saw tax decreases of between 1% and 9% from 2010 to 2011.

The largest percentage of homeowners have seen between a 20% and 39% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	12,023	29.7%	2,729	6.7%
No Change	1,809	4.5%	86	0.2%
Lower Tax Bill	26,629	65.8%	37,646	93.0%
Average Change in Tax Bill	-3.5%		-28.3%	
Detailed Change in Tax Bill				
20% or More	435	1.1%	1,039	2.6%
10% to 19%	1,202	3.0%	444	1.1%
1% to 9%	10,386	25.7%	1,246	3.1%
0%	1,809	4.5%	86	0.2%
-1% to -9%	20,135	49.8%	3,031	7.5%
-10% to -19%	5,311	13.1%	5,249	13.0%
-20% to -29%	516	1.3%	10,436	25.8%
-30% to -39%	213	0.5%	9,823	24.3%
-40% to -49%	103	0.3%	5,266	13.0%
-50% to -59%	69	0.2%	1,788	4.4%
-60% to -69%	50	0.1%	587	1.5%
-70% to -79%	41	0.1%	387	1.0%
-80% to -89%	25	0.1%	303	0.7%
-90% to -99%	20	0.0%	214	0.5%
-100%	146	0.4%	562	1.4%
Total	40,461	100.0%	40,461	100.0%

Note: Percentages may not total due to rounding.

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*A REDUCTION IN HOMESTEAD
 TAX BILLS DUE TO A SHIFT OF
 TAXES TO OTHER PROPERTY
 TYPES, AND BECAUSE OF THE
 TAX CAPS*
 ★★★★★★

Homestead Property Taxes

Homestead property taxes decreased 3.5% on average in Elkhart County in 2011. This was less than the state average increase of 4.4%. Elkhart County homestead taxes were 28.3% lower in 2011 than they were in 2007, before the big tax reform. The homestead tax decrease in 2011 occurred despite the phaseout of the state homestead credit in 2011, and despite the increase in property tax rates. In part, the reduction was a shift in taxes to other property types. Homestead net assessments fell more than did other property in the tax base. In addition, tax caps prevented some homestead tax bill increases. In 2011, 23.6% of homeowners received tax cap credits; the share was 19.2% in 2010.

Tax Rates

Property tax rates increased in most Elkhart County tax districts. The average tax rate increased by 4.6% because a decrease in net assessed value exceeded levy reductions. Levies in Elkhart County decreased by 0.7%. The biggest levy increases were in the Goshen City and Middlebury Community Schools debt service funds, and in the Elkhart County and Elkhart City general funds. The biggest levy reductions were in the County health and communications center funds, the Baugo Township fire loan fund, the Concord Township EMS and fire building debt funds, and the Elkhart Community Schools and Wa-Nee schools debt service funds. Elkhart County's total net assessed value decreased 5.1% in 2011. Homestead and agricultural net assessments decreased by 7.8% and 2.6%, respectively. Other residential assessments showed a decrease of 3.8%, while business net assessments decreased by 3.5%.

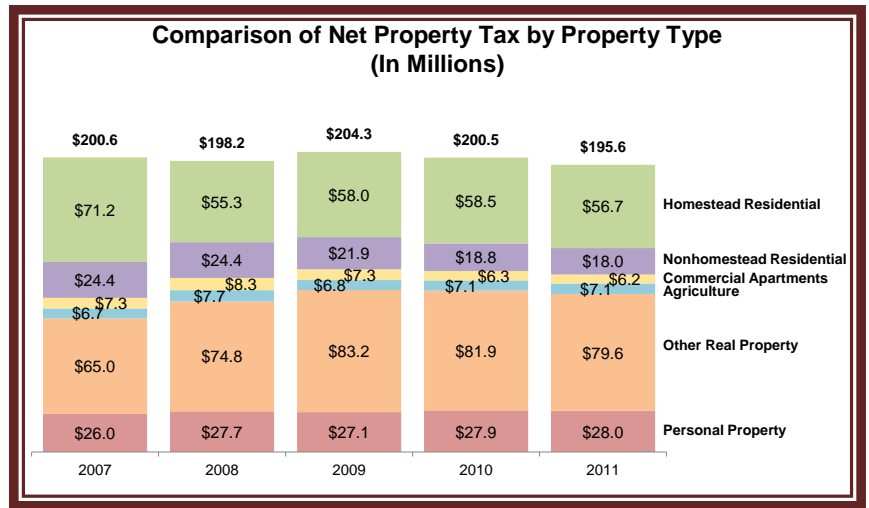
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TAX BILL REDUCTIONS FOR ALL PROPERTY TYPES, DUE IN PART TO AN INCREASE IN TAX CAP CREDITS

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Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers fell 2.4% in Elkhart County in 2011, less than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills decrease by 3.9%. Tax bills for commercial apartments fell 2.1%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - fell by 2.0%. These tax decreases are partly due to the large increase in tax cap credits in 2011. Agricultural tax bills fell only 0.6%. This was mainly due to the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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TAX CAP CREDITS INCREASED SUBSTANTIALLY IN 2011

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Total tax cap credit losses in Elkhart County were \$21.0 million, or 9.7% of the levy. This was near the state average loss rate of 9.2%, but well above the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Elkhart County's tax rates are higher than the state median.

All three tax cap categories saw substantial tax cap credits in 2011. Most of the larger tax districts in Elkhart County have tax rates above \$3 per \$100 assessed value, so property in the 1%, 2%, and 3% categories can be eligible for tax cap credits. The largest percentage losses were in the cities of Elkhart and Goshen, and many of the units that share tax districts with these cities. The largest dollar losses were in Elkhart City and Elkhart School Corporation.

Elkhart County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$4,216,792	\$7,316,066	\$3,347,219	\$72,422	\$14,952,499	6.9%
2011 Tax Cap Credits	5,594,684	8,086,524	7,252,785	50,251	20,984,244	9.7%
Change	\$1,377,892	\$770,458	\$3,905,566	-\$22,171	\$6,031,745	2.8%

Tax cap credits rose substantially in Elkhart County in 2011 by \$6.0 million, or 40%. The

additional credits represent an added loss of 2.8% of the total tax levy. Most of the increase in tax cap credits was in the 3% tax cap category, which covers businesses. Increases in tax rates already above \$3 added new credits in the 3% category. The elimination of the state homestead credit added to the 1% homestead tax cap credit increase.

The Effect of Recession

The 2009 recession had a strong effect on Elkhart County assessments for pay-2011. Property values and construction activity appear to have fallen in Elkhart County in 2009. The large drop in assessments caused tax rate increases, despite the decline in the tax levy. These higher rates caused the increase in tax cap credits. Added credit losses meant that Elkhart County local governments had less revenue in 2011 than in 2010.

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2009 RECESSION REDUCED PAY-2011 ASSESSMENTS, WHICH LED TO DECREASED AFTER-CREDIT REVENUE

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$7,131,078,460	\$6,742,432,020	-5.5%	\$3,282,706,002	\$3,027,602,377	-7.8%
Other Residential	1,049,053,110	1,013,216,100	-3.4%	1,046,441,553	1,006,852,366	-3.8%
Ag Business/Land	403,117,240	392,740,100	-2.6%	402,902,750	392,461,300	-2.6%
Business Real/Personal	5,007,702,056	4,857,738,950	-3.0%	4,248,366,818	4,098,295,736	-3.5%
Total	\$13,590,950,866	\$13,006,127,170	-4.3%	\$8,980,417,123	\$8,525,211,779	-5.1%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Elkhart County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	% Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	256,549,945	268,934,793	197,890,643	204,496,326	203,126,349	4.8%	-26.4%	3.3%	-0.7%
State Unit	225,219	233,312	0	0	0	3.6%	-100.0%		
Elkhart County	41,357,505	41,293,574	31,179,051	30,634,106	31,860,292	-0.2%	-24.5%	-1.7%	4.0%
Baugo Township	357,150	378,638	723,998	703,447	384,971	6.0%	91.2%	-2.8%	-45.3%
Benton Township	128,600	135,225	135,821	139,974	142,617	5.2%	0.4%	3.1%	1.9%
Cleveland Township	521,432	621,482	557,197	591,657	962,368	19.2%	-10.3%	6.2%	62.7%
Clinton Township	104,286	109,216	107,735	463,029	423,446	4.7%	-1.4%	329.8%	-8.5%
Concord Township	1,884,588	1,744,166	2,288,804	1,541,827	1,362,315	-7.5%	31.2%	-32.6%	-11.6%
Elkhart Township	409,031	425,238	397,352	413,675	413,773	4.0%	-6.6%	4.1%	0.0%
Harrison Township	144,883	150,444	156,589	161,025	153,584	3.8%	4.1%	2.8%	-4.6%
Jackson Township	292,005	307,404	310,333	320,148	325,848	5.3%	1.0%	3.2%	1.8%
Jefferson Township	363,757	386,550	377,753	392,487	396,911	6.3%	-2.3%	3.9%	1.1%
Locke Township	66,368	69,709	71,849	75,098	75,379	5.0%	3.1%	4.5%	0.4%
Middlebury Township	1,468,496	1,486,369	1,527,178	1,591,168	1,621,998	1.2%	2.7%	4.2%	1.9%
Olive Township	65,366	68,079	70,247	73,048	72,571	4.2%	3.2%	4.0%	-0.7%
Osolo Township	881,880	922,535	896,878	1,094,288	1,020,004	4.6%	-2.8%	22.0%	-6.8%
Union Township	144,244	148,904	148,497	151,914	146,614	3.2%	-0.3%	2.3%	-3.5%
Washington Township	221,806	158,550	258,716	254,512	256,370	-28.5%	63.2%	-1.6%	0.7%
York Township	151,098	160,186	165,075	172,165	177,287	6.0%	3.1%	4.3%	3.0%
Elkhart Civil City	31,458,585	32,384,722	32,250,774	33,928,683	34,747,066	2.9%	-0.4%	5.2%	2.4%
Goshen Civil City	12,299,841	12,849,725	13,049,848	13,229,238	14,028,170	4.5%	1.6%	1.4%	6.0%
Nappanee Civil City	2,990,296	3,134,194	3,172,899	3,301,232	3,391,538	4.8%	1.2%	4.0%	2.7%
Bristol Civil Town	959,264	987,643	1,015,894	1,035,719	1,105,545	3.0%	2.9%	2.0%	6.7%
Middlebury Civil Town	1,548,475	1,608,317	1,653,655	1,713,605	1,774,185	3.9%	2.8%	3.6%	3.5%
Millersburg Civil Town	255,216	265,945	271,998	276,643	285,451	4.2%	2.3%	1.7%	3.2%
Wakarusa Civil Town	1,102,033	1,129,060	1,154,395	1,230,876	1,214,922	2.5%	2.2%	6.6%	-1.3%
Fairfield Community School Corp	9,477,273	10,210,920	6,472,938	5,500,603	5,122,654	7.7%	-36.6%	-15.0%	-6.9%
Baugo Community School Corp	9,031,129	9,108,127	5,537,444	6,129,180	5,817,909	0.9%	-39.2%	10.7%	-5.1%
Concord Community School Corp	21,458,777	23,816,578	15,179,919	17,073,769	16,273,874	11.0%	-36.3%	12.5%	-4.7%
Middlebury Community School Corp	16,488,632	20,744,150	13,138,147	12,088,940	13,246,177	25.8%	-36.7%	-8.0%	9.6%
Wa-Nee Community School Corp	14,955,685	15,639,372	9,315,827	9,613,666	8,078,225	4.6%	-40.4%	3.2%	-16.0%
Elkhart Community School Corp	52,704,667	54,079,660	32,824,909	35,525,645	32,735,397	2.6%	-39.3%	8.2%	-7.9%
Goshen Community School Corp	25,321,225	26,132,322	15,733,324	16,865,886	17,018,261	3.2%	-39.8%	7.2%	0.9%
Bristol Public Library	167,646	173,362	181,226	190,069	196,307	3.4%	4.5%	4.9%	3.3%
Elkhart Public Library	4,170,812	4,173,180	3,931,613	4,353,962	4,486,678	0.1%	-5.8%	10.7%	3.0%
Goshen Public Library	1,464,890	1,541,946	1,589,341	1,662,669	1,779,039	5.3%	3.1%	4.6%	7.0%
Nappanee Public Library	903,040	979,974	976,820	898,650	906,036	8.5%	-0.3%	-8.0%	0.8%
Wakarusa-Olive Twp-Harrison Twp Lib	360,511	368,438	382,853	394,915	386,726	2.2%	3.9%	3.2%	-2.1%
Middlebury Public Library	644,234	660,066	683,746	708,808	735,841	2.5%	3.6%	3.7%	3.8%
Elkhart Cnty Solid Waste Mgt Dist	0	0	0	0	0				
Goshen Redevelopment Comm	0	0	0	0	0				
Elkhart City Redevelopment Comm	0	147,511	0	0	0				
Nappanee Redevelopment Comm	0	0	0	0	0				
Elkhart County Redevelopment Comm	0	0	0	0	0				
Bristol Redevelopment Commission	0	0	0	0	0				
Millersburg Redevelopment Commission	0	0	0	0	0				
Middlebury Redevelopment Commission	0	0	0	0	0				

Elkhart County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Net Tax Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
20001	Baugo Township	1.9517	--	--	--	--	--	--	1.9517
20002	Elkhart City-Baugo Township	3.5944	--	--	--	--	--	--	3.5944
20003	Benton Township	1.5258	--	--	--	--	--	--	1.5258
20004	Millersburg Town-Benton Township	2.5937	--	--	--	--	--	--	2.5937
20005	Cleveland Township	1.9564	--	--	--	--	--	--	1.9564
20006	Elkhart City-Cleveland Township	3.2813	--	--	--	--	--	--	3.2813
20007	Clinton Township	1.6143	--	--	--	--	--	--	1.6143
20008	Millersburg Town-Clinton Township	2.5781	--	--	--	--	--	--	2.5781
20009	Concord Township	2.1233	--	--	--	--	--	--	2.1233
20011	Elkhart City-Concord Twp-Concord Schls	3.6273	--	--	--	--	--	--	3.6273
20012	Elkhart City-Concord Twp-Elkhart Schls	3.2761	--	--	--	--	--	--	3.2761
20013	Goshen City-Concord Township	3.3000	--	--	--	--	--	--	3.3000
20014	Elkhart Township	2.0753	--	--	--	--	--	--	2.0753
20015	Goshen City-Elkhart Township	3.1898	--	--	--	--	--	--	3.1898
20016	Harrison Township	1.6461	--	--	--	--	--	--	1.6461
20017	Wakarusa Town-Harrison Township	2.4231	--	--	--	--	--	--	2.4231
20018	Jackson Township	1.5512	--	--	--	--	--	--	1.5512
20019	Jefferson Township	1.7953	--	--	--	--	--	--	1.7953
20020	Locke Township	1.4894	--	--	--	--	--	--	1.4894
20021	Nappanee City-Locke Township	3.0260	--	--	--	--	--	--	3.0260
20024	Olive Township	1.6390	--	--	--	--	--	--	1.6390
20025	Wakarusa Town-Olive Township	2.4157	--	--	--	--	--	--	2.4157
20026	Osolo Township	1.7891	--	--	--	--	--	--	1.7891
20027	Elkhart City-Osolo Township	3.2536	--	--	--	--	--	--	3.2536
20028	Union Township	1.7695	--	--	--	--	--	--	1.7695
20029	Nappanee City-Union Township	2.9975	--	--	--	--	--	--	2.9975
20030	Washington Township	1.6733	--	--	--	--	--	--	1.6733
20031	Bristol Town	2.3455	--	--	--	--	--	--	2.3455
20032	York Township	1.7646	--	--	--	--	--	--	1.7646
20034	Middlebury Township	2.0120	--	--	--	--	--	--	2.0120
20035	Middlebury Town	2.6641	--	--	--	--	--	--	2.6641
20036	Goshen City-Harrison Township	2.8205	--	--	--	--	--	--	2.8205
20037	Goshen City-Jefferson Township	3.0133	--	--	--	--	--	--	3.0133
20038	Middlebury Corp-York Township	2.3608	--	--	--	--	--	--	2.3608

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Elkhart County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	5,590,300	7,914,824	6,574,314	50,251	20,129,690	203,126,349	9.9%
<i>TIF Total</i>	4,384	171,700	678,471	0	854,555	13,188,846	6.5%
<i>County Total</i>	5,594,684	8,086,524	7,252,785	50,251	20,984,244	216,315,195	9.7%
Elkhart County	724,483	954,463	743,222	7,303	2,429,471	31,860,292	7.6%
Baugo Township	949	0	178	17	1,144	384,971	0.3%
Benton Township	118	60	0	24	202	142,617	0.1%
Cleveland Township	12,563	2,928	6,374	294	22,160	962,368	2.3%
Clinton Township	984	2,905	0	69	3,957	423,446	0.9%
Concord Township	29,825	56,764	58,411	247	145,247	1,362,315	10.7%
Elkhart Township	10,112	11,278	4,805	154	26,349	413,773	6.4%
Harrison Township	10	7	0	1	19	153,584	0.0%
Jackson Township	0	0	0	8	8	325,848	0.0%
Jefferson Township	2,737	19	0	32	2,789	396,911	0.7%
Locke Township	1,028	2,034	184	23	3,270	75,379	4.3%
Middlebury Township	47,571	24,943	0	447	72,962	1,621,998	4.5%
Olive Township	292	242	0	4	538	72,571	0.7%
Osolo Township	16,215	15,021	12,225	317	43,777	1,020,004	4.3%
Union Township	2,258	1,180	0	24	3,462	146,614	2.4%
Washington Township	330	245	0	26	601	256,370	0.2%
York Township	176	0	0	58	235	177,287	0.1%
Elkhart Civil City	1,196,496	2,303,781	2,448,366	9,593	5,958,235	34,747,066	17.1%
Goshen Civil City	671,493	887,186	514,713	4,060	2,077,452	14,028,170	14.8%
Nappanee Civil City	212,163	156,012	5,476	2,280	375,931	3,391,538	11.1%
Bristol Civil Town	16,127	18,338	0	90	34,555	1,105,545	3.1%
Middlebury Civil Town	61,862	49,259	0	239	111,359	1,774,185	6.3%
Millersburg Civil Town	4,665	13,172	0	300	18,137	285,451	6.4%
Wakarusa Civil Town	25,664	22,404	0	169	48,237	1,214,922	4.0%
Fairfield Community School Corp	4,764	13,403	0	534	18,701	5,122,654	0.4%
Baugo Community School Corp	14,277	0	6,424	258	20,959	5,817,909	0.4%
Concord Community School Corp	324,213	462,204	1,087,659	853	1,874,928	16,273,874	11.5%
Middlebury Community School Corp	210,706	94,059	0	2,938	307,703	13,246,177	2.3%
Wa-Nee Community School Corp	193,367	146,008	4,201	2,029	345,605	8,078,225	4.3%
Elkhart Community School Corp	830,808	1,378,536	962,560	10,041	3,181,946	32,735,397	9.7%
Goshen Community School Corp	729,956	974,180	469,606	5,498	2,179,239	17,018,261	12.8%
Bristol Public Library	1,117	1,204	0	19	2,340	196,307	1.2%
Elkhart Public Library	114,312	189,614	193,324	1,148	498,398	4,486,678	11.1%
Goshen Public Library	75,443	97,275	55,599	546	228,863	1,779,039	12.9%
Nappanee Public Library	38,225	28,079	986	421	67,712	906,036	7.5%
Wakarusa-Olive Twp-Harrison Twp Lib	3,283	2,851	0	25	6,158	386,726	1.6%
Middlebury Public Library	11,708	5,168	0	163	17,039	735,841	2.3%
Elkhart County Solid Waste Mgt Dist	0	0	0	0	0	0	
Elkhart Cnty Solid Waste Mgt Dist	0	0	0	0	0	0	
Goshen Redevelopment Comm	0	0	0	0	0	0	
Elkhart City Redevelopment Comm	0	0	0	0	0	0	
Nappanee Redevelopment Comm	0	0	0	0	0	0	
Elkhart County Redevelopment Comm	0	0	0	0	0	0	
Bristol Redevelopment Comm	0	0	0	0	0	0	
Millersburg Redevelopment Comm	0	0	0	0	0	0	
Middlebury Redevelopment Comm	0	0	0	0	0	0	
TIF - Baugo Township	0	0	0	0	0	18,899	0.0%
TIF - Benton Township	0	0	0	0	0	10,993	0.0%
TIF - Millersburg-Clinton	0	0	0	0	0	173,898	0.0%
TIF - EC Concord School	0	11,876	78,281	0	90,157	679,309	13.3%
TIF - Nappanee-Union	0	15,478	0	0	15,478	239,855	6.5%
TIF - Cleveland Township	0	0	0	0	0	232,254	0.0%
TIF - EC Cleveland	0	2,368	15,008	0	17,376	181,130	9.6%
TIF - Clinton Township	0	0	0	0	0	54,662	0.0%
TIF - Osolo Township	0	0	0	0	0	1,012,997	0.0%
TIF - EC Osolo	0	428	147,018	0	147,446	1,887,741	7.8%
TIF - Goshen Civ Concord Sch	0	21	86,821	0	86,842	955,082	9.1%
TIF - Goshen	72	16,799	193,321	0	210,192	3,307,155	6.4%
TIF - York Township	0	0	0	0	0	3,194	0.0%

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	5,590,300	7,914,824	6,574,314	50,251	20,129,690	203,126,349	9.9%
<i>TIF Total</i>	4,384	171,700	678,471	0	854,555	13,188,846	6.5%
<i>County Total</i>	5,594,684	8,086,524	7,252,785	50,251	20,984,244	216,315,195	9.7%
TIF - Middlebury Twp	680	114	0	0	794	51,308	1.5%
TIF - Middlebury Corp	108	693	0	0	801	1,037,765	0.1%
TIF - Concord Township	0	772	0	0	772	304,349	0.3%
TIF - EC Concord	3,524	119,690	154,950	0	278,164	2,268,760	12.3%
TIF - Jefferson Township	0	0	0	0	0	197,736	0.0%
TIF - Nappanee-Locke	0	3,258	3,073	0	6,331	412,772	1.5%
TIF - Washington Township	0	0	0	0	0	67,068	0.0%
TIF - Midd Corp York Twp	0	0	0	0	0	30,917	0.0%
TIF - Bristol Town	0	202	0	0	202	61,004	0.3%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.